

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The property municipally addressed as 215 King Street West, Dundas, is comprised of a one-and-a-half-storey asymmetrical brick Georgian dwelling constructed in 1861, located near the northwest corner of King Street West and Market Street North, in the community of Dundas in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 215 King Street West is comprised of a representative example of a Georgian style dwelling. The one-and-a-half storey brick masonry cottage was built in 1861 and its features typical of the Georgian style include the three-bay front façade, box like massing, side gable roof and rectangular window openings. The front brick façade is laid in Flemish bond with English corner detailing and decorative cross brickwork under the eaves, displaying a high degree of craftsmanship. The property is also a unique example of an asymmetrical façade, which, while uncommon overall, is a local-to-Dundas vernacular interpretation of Georgian style.

The historical value of the property lies in its association with the theme of worker housing in Dundas. During the mid-nineteenth century, Dundas was a thriving industrial centre, home to a number of mills and manufacturers. Many people employed in these industries immigrated to, and resided in, downtown Dundas to be close to their places of employment. 215 King Street West represents part of this residential area and reveals the conditions in which working families lived. The subject property was built by Moses Fennix in 1861 and used as a single-family rental property before being converted into a boarding house. Tradespeople known to have resided at the property include a carpenter, axe maker, boiler maker, and plumber.

The contextual value of the property lies in its role maintaining the historic residential character of downtown Dundas. The property is historically and visually linked to its surroundings, located along the prominent historic transportation corridor of King Street, and having been historically rented out to local tradespeople.

Description of Heritage Attributes

Key attributes that embody the design value of the property as being representative and unique example of the Georgian style of architecture and the high degree of craftsmanship, and the associative value of the property tied to early worker housing and tradespeople, include:

- The front (south) and side (east and west) elevations of the one-and-a-half-storey brick building, including its:
 - Side gable roof;
 - One-and-a-half storey, box-like massing;
 - Asymmetrical three-bay front façade;
 - Front brick facade laid in Flemish bond with English corner detail;
 - Decorative cross brickwork below the front eave;
 - Flat-headed window openings in the front façade with brick voussoirs and stone sills; and,
 - Wood window and door surrounds on the front façade.

Key attributes that embody the contextual value of the property and its role in maintaining the historic residential character of downtown Dundas include its:

- Location fronting onto King Street West; and,
- Close proximity to the public right-of-way.